



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday September 8th 2026

On Zoom

Agenda for this evening

1. Update from OPDC Residents Panel on OPDC Procurement exercise, Masterplan and CPO proposals
2. Update on HS2 activities and community meetings
3. Pre-submission consultation on the Old Oak Draft Neighbourhood Plan
4. Data Centres and the KAO proposals at Frogmore estate
5. Agenda for OPDC Planning Committee September 10th
6. New NPPF and Draft London Plan – implications for Old Oak
7. Any other business and date of next meeting

Report back from Sept 3rd Residents Panel

Our requested agenda items were:

- any information that OPDC is willing to provide on the procurement exercise
- latest position on the OPDC's CPO Order and the timeline for a planning inquiry
- will OPDC be responding to the Draft of the New London Plan?
- items for OPDC Planning Committee scheduled for 10th September
- implications of the policies in the new NPPF taking immediate effect from 17 August – including on data centres
- next steps on the Draft Old Oak Neighbourhood Plan (slides below)
- how Old Oak North will feature in the next OPDC Local Plan?

What we learned from the Panel meeting

OPDC are pleased with what they view as a number of 'strong' responses to their invitation to tender.

But no more information on this subject will be available this month and it will be very limited thereafter.

CPO public inquiry potentially later in the autumn.

Presentation given on the new NPPF and Draft London Plan.

Matt Carpen and Geoff Warren (Cargiant) held an introductory meeting – Cargiant is leasing out parts of its landholding.

OPDC response (as LPA) to Old Oak Draft NP arrived 9.50 this am.

Delivery report to DISCo 18th Sept

‘As previously stated at OPDC Board and DISCo, in order to preserve the integrity of the procurement process and ensure compliance with our obligations under the Procurement Act 2023, the team responsible for the conduct of the PSP procurement will be taking measures to limit the disclosure of information relating to the procurement.

These measures will extend to the basis upon which updates are provided to the Committee about the progress of the procurement’.

2023 Procurement Act allows for strict confidentiality.

OPDC Procurement – resident concerns

OONF asked prior to the Residents Panel for a public-facing Procurement Handbook explaining relevant and non-commercial matters including:

- JV contract award criteria and evaluation methodology
- how OPDC manage any possible conflicts of interest among staff, advisers, and decision-makers.
- governance arrangements (the role of the Board, DISCO, Audit and Risk Committee, Delivery team, external advisers, and any external moderation of evaluation and scoring of bids).
- No response received to date.

Key Milestones	Indicative Key Dates
Participation and Initial Tender Stage	
Publish Tender Notice	28 May 2026
Deadline for receipt of requests for clarification	8 July 2026
Deadline for the Receipt of Participation and Initial Tender Responses	at 11.00 AM (UK local time) 21 July 2026
Notification of shortlisted Tenderers to be invited to dialogue	12 October 2026
Dialogue and Final Tenders	
Issue Invitation to Dialogue	20 October 2026
Dialogue	
Dialogue Meetings	Oct 2026 – Feb 2027
Issue of Invitation to Submit Final Tenders	February 2027
Deadline for receipt of Final Tenders	March 2027
Notification of Preferred Bidder	April 2027
Contract Award	Q3 2027

Overall timeline for
OPDC's procurement
of a Joint Venture
partner and 'master
developer'

Table 1: Forecast procurement programme milestone dates

Update on HS2 activities

Grant Blowers and Kim Kapur from HS2 logged into the online session of the Residents Panel.

Update provided on the Wells House Road steps.

HS2 Community meeting being held tomorrow 9th Sept.

Agreed that HS2 and OPDC should space out dates of Panel and Community meetings so that they do not take place so close to each other.

Pre-submission consultation on the Draft Old Oak Neighbourhood Plan

This consultation was publicised as running until September 8th.

OPDC Planning Committee report for September 10th states (incorrectly) that two sets of OPDC were submitted to OONF prior to September 3rd.

The officer report asks the committee to 'note' these rather than discuss and decide on them. Refers to informal consultation within OPDC and with the Boroughs.

Of the three Boroughs, only LB Brent had sent in a response until this afternoon, when comments from Ealing were received. LBHF will follow.

OPDC response from LPA arrived this morning. That from the OPDC Delivery team arrived an hour before this meeting. All but the LPA response are brief and will be posted on the OONF website (main OPDC response already posted).

Neighbourhood Plan consultation (continued)

This unsatisfactory position was discussed at the Residents Panel.

OPDC were advised that this open meeting of OONF/GUA would be recommended to agree a 2 week extension to the consultation (until Sept 22nd) to allow:

- time for the Planning Committee to discuss and decide the OONF LPA response rather than relying on 'informal endorsement'.
- time for the public to see the OPDC response and comment
- time for all parties to take account of the August publication of a new NPPF and consultation on the Draft London Plan.

Is this 2 week extension agreed by the meeting?

Content of OPDC's response as LPA

This response from OPDC (acting as local planning authority) is a 37 page document commenting on our 83 page Pre-submission Draft Neighbourhood Plan.

Responding as a consultee and not determining whether the Draft Plan meets the Basic Conditions for a neighbourhood plan.

Repeats OPDC's view (with advice from a KC) that the Draft Plan fails to meet the Indicative Housing Requirement of 510 homes.

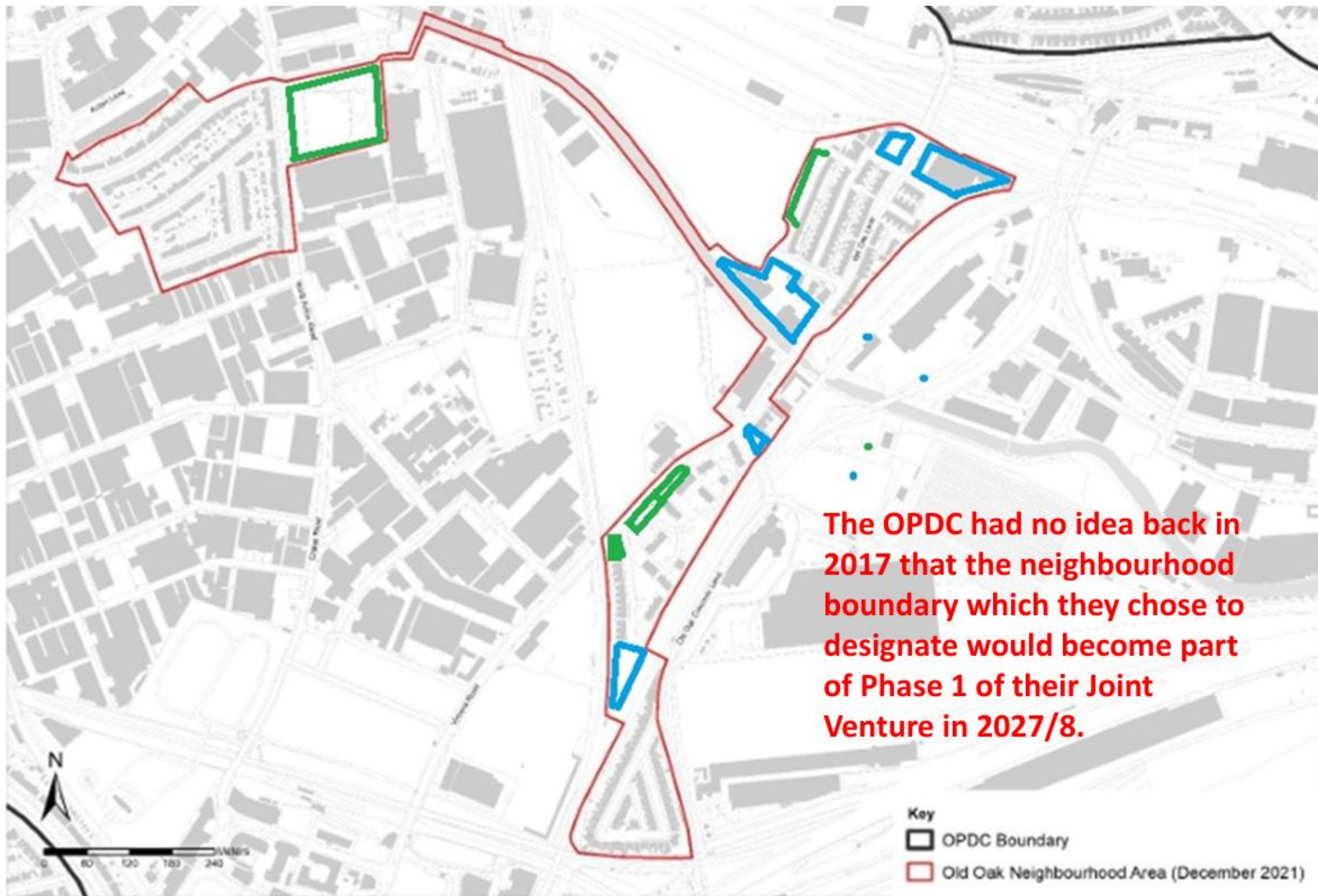
OONF continues to argue that 4 out of 5 sites involved were not included in the 2022 OPDC Local Plan and have been added in the Masterplan Framework (a non statutory plan).

Early Delivery >>



Phase 1 key plan





The OPDC had no idea back in 2017 that the neighbourhood boundary which they chose to designate would become part of Phase 1 of their Joint Venture in 2027/8.

Key

OPDC Boundary

Old Oak Neighbourhood Area (December 2021)

Next steps on the neighbourhood plan

OONF prepares a Consultation Statement, listing responses received and commenting on each.

This will include an assessment of the OPDC LPA response, and any from LBHF and LB Ealing.

A further response from OPDC as landowner is promised.

OONF expands Annexe of the current version into a full Basic Conditions Statement, addressing legal requirements.

OPDC want a SEA 'screening' to be undertaken.

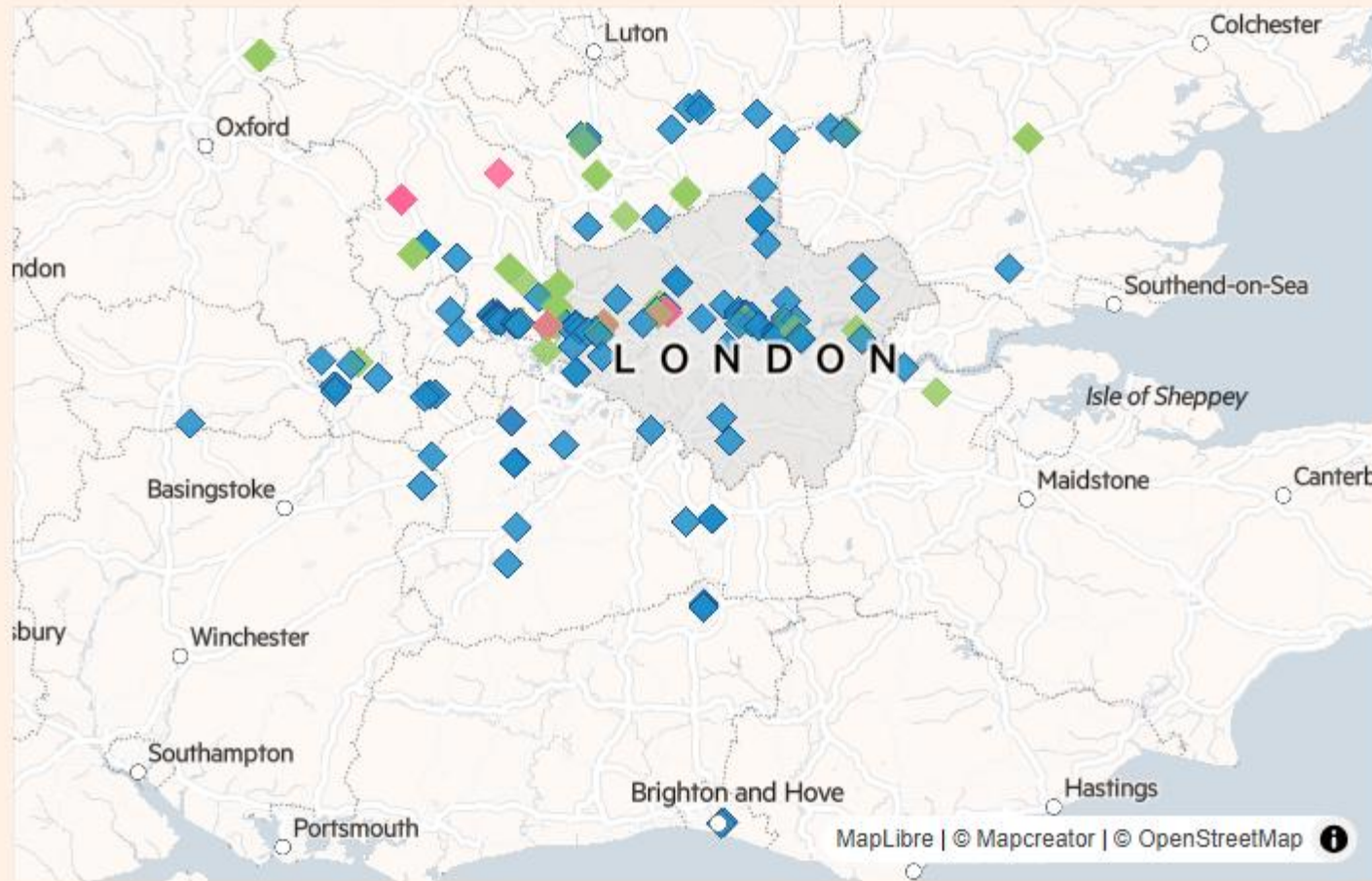
A Submission Version finalised by OONF and sent to OPDC for Regulation 15 consultation and subsequent independent examination.

There are more than 192 data centres operating or under development in and around London

◆ Operational

◆ Under construction

◆ Planned



Source: [Data Center Map](#)

FINANCIAL TIMES

Data Centres in London

Discussion and debate across London has grown over the summer.

OONF and Ealing Matters now in touch with the 'Southall group'

OPDC will be including Data Centres as a subject for the October Residents Panel.

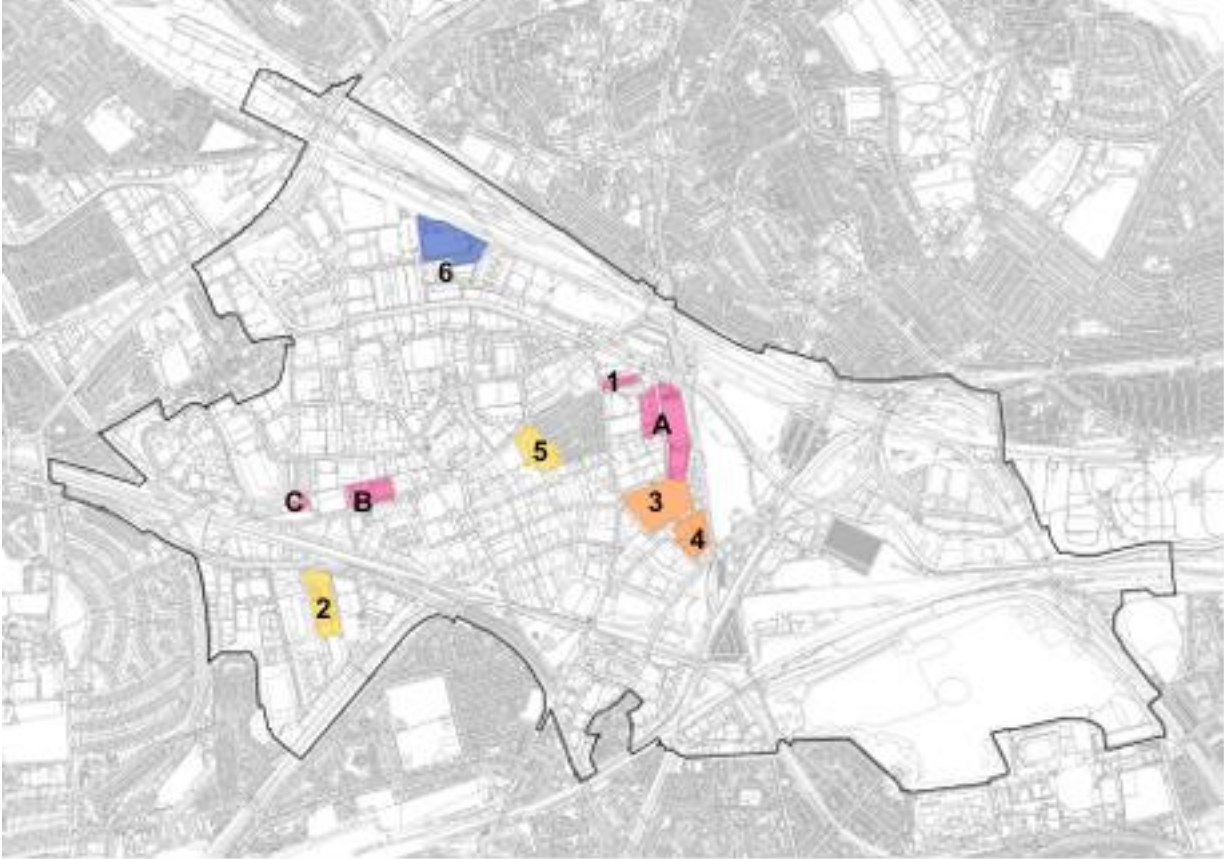
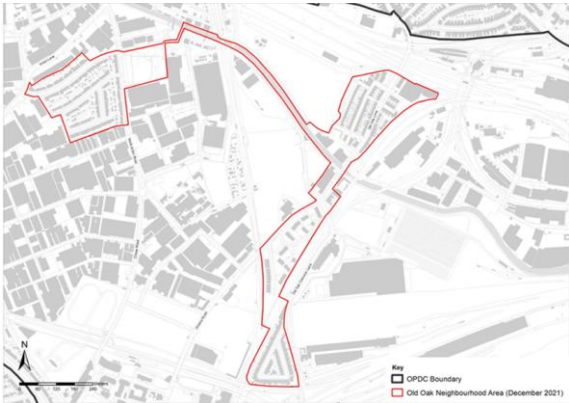
The KAO application 26/0119/FUMOPDC does not appear to have been approved as yet.

Some works are underway on site.

Data centre schemes

	Site	Status	Floorspace sqm NIA	Jobs	Job density
Purpose built data centres					
1	37-39 North Acton Road Data Centre	Completed	13,739	90	153
2	Concord Road Data Centre	Planning permission	32,720	125	262
3	Bashley Road Data Centre	Near completion	45,014	500	90
4	Chandos Road Data Centre Phases 1A and 2	Near completion	33,872	90	376
5	Frogmore Industrial Estate Data Centre	Planning permission	27,540	50	551
6	Premier Park Data Centre	Live application	25,000	TBC	TBC
	Totals		177,885	855	
Retrofitted data centres					
A	Equinox Data Centres	Complete - retrofit	25,000 (approx.)	Unknown	Unknown
B	Equinox Data Centre LD3	Complete - retrofit	2,600 (approx.)	Unknown	Unknown
C	Coronation Road Exodus Data Centre	Complete - retrofit	Unknown	Unknown	Unknown
Total floorspace			205,485		

Frogmore site is the nearest potential site for a further data centre. None built within the Old Oak neighbourhood boundary.



Extracts from Financial Times

“Amsterdam’s policy is clear: there will be no new data centres in the city,” says deputy mayor Alexander Scholtes. “Cities have limited space, limited electricity capacity and limited room for grid expansion. That means they have to make choices between different public interests. In Amsterdam, housing is one of the highest priorities.”

The London Plan policy calls for the sites to demonstrate water-efficiency measures. No specific limits are set. London and the South East are already some of the UK’s most water-stressed areas, according to the Environment Agency. By the mayor’s own admission, London could run out of water within 25 years.

Small-Edwards believes the moves in Ireland “seem potentially like interventions which could help solve the issue”. The draft London Plan does not include such requirements — but it is subject to public consultation until October, with ultimate adoption in 2028, so the landscape may yet change.

OONF will be commenting on the Draft London Plan – arguing for a more robust policy if not a moratorium on further data centres in West London. The policy on data centres in our draft neighbourhood plan is probably a first. It has been shared with Southall colleagues for comments. OPDC’s response seeks to rule out the policy.



Microsoft's data centre in Park Royal, west London © Amazing Aerial/Alamy

Agenda for Planning Committee 10th Sept

New chair replacing for the OPDC Place Review Group (Jas Bhalla of Jas Bhalla Works, a London architectural/planning practice).

Updated set of OPDC governance documents on planning matters.

OPDC Annual Monitoring Report (cumulative residential completions since 2015 now stands at 5,487 homes)

Planning Policy update including new London Plan targets of 23,000 homes and 19,900 jobs. These are **lower** than the current London Plan capacities of 25,500 homes and 65,000 jobs.

No applications on the agenda for decision. One Portal Way S73 application (more student housing) likely to be on October 8th agenda. KAO application possibly the 5 November meeting.

New NPPF and Draft London Plan

Both of these have significant implications for OPDC and its Masterplan Framework.

The new NPPF came into effect instantly on August 17th and its new policies must be used when deciding all applications.

79 new National Development Management Policies now apply.

Local Plans (and London Plan) to be shorter – no duplication

Strong emphasis on increased densities around stations, within a 800m walking distance (rail, Overground, Underground).

Includes 'future' stations (but 10-15 years away?)

Untitled Map

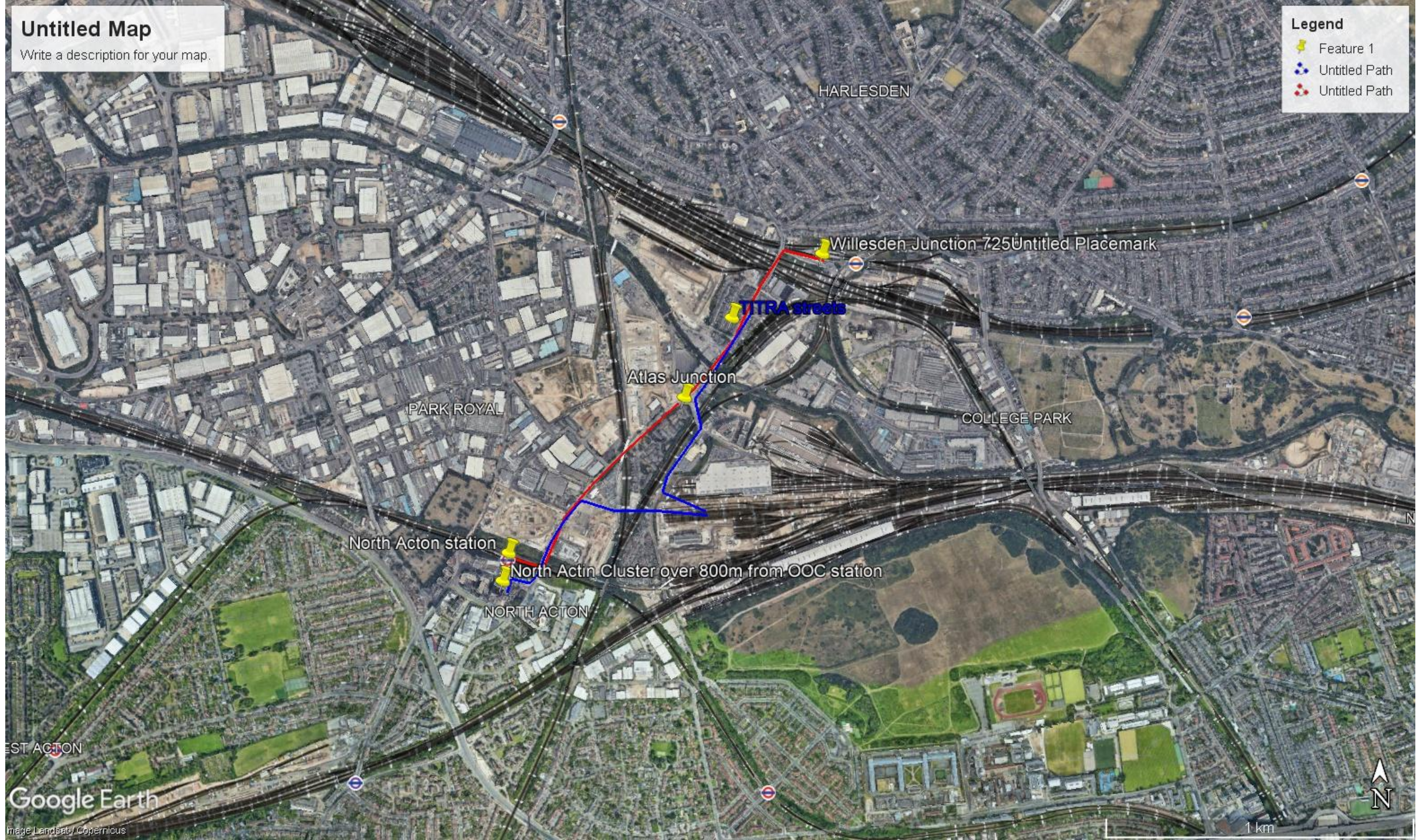
Write a description for your map.

Legend

 Feature 1

 Untitled Path

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Google Earth

Image Landsat / Copernicus

London Assembly Planning and Regen Committee

This committee was due to hold two scrutiny sessions on the OPDC in October and November

A revised work programme has put back these sessions until 2027

The committee is responsible for overseeing London's MDCs but has held no session on OPDC (despite OONF lobbying).

The only GLA review of OPDC was in 2016

Should we revive our lobbying for an independent review?

Assembly publication on London's New Towns

We are calling for new towns in London to come with guarantees that:

- the optimal amount of affordable housing is provided, with social housing being a priority in terms of tenure;*
- the types of affordable, social and market houses provided account for sufficient delivery of family-sized and accessible homes;*
- public transport is in place from day one of new town residents moving in;*
- high-quality green infrastructure is used to create climate resilient and biodiverse new towns;*
- new towns are co-designed in a meaningful way with current and future residents, with clear evidence of how this informed all design and planning decisions.*

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com

Grand Union Alliance email address: grandunionalliance@gmail.com